

\$649,900 - 42 Hazelglen Drive Unit# 11, Kitchener

MLS® #40586789

\$649,900

2 Bedroom, 2.00 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

323 - Victoria Hills, Kitchener, Ontario

Introducing Hazel Hills Condos, a new and vibrant stacked townhome community to be proudly built by A & F Greenfield Homes Ltd. There will be 20 two-bedroom units available in this exclusive collection, ranging from 965 to 1,118 sq. ft. The finish selections will blow you away, including 9 ft. ceiling on second level; designer kitchen cabinetry with quartz counters; a stainless steel appliance package valued at over \$6,000; carpet-free second level; and ERV and air conditioning for proper ventilation. This is one of the premier units in the development, featuring two primary bedrooms. One of the bedrooms boasts a wall-to-wall closet and a private balcony. The other bedroom boasts a walk-in closet with natural lighting. Centrally located in the Victoria Hills neighbourhood of Kitchener, parks, trails, shopping, and public transit are all steps away. One parking space is included in the purchase price. Offering a convenient deposit structure of 10%, payable over a 90-day period. All that it takes is \$1,000 to reserve your unit today! Occupancy expected Fall 2025. Contact Listing Agent for more information. (id:6289)

Essential Information

Listing #	40586789
Price	\$649,900
Bedrooms	2



HAZEL HILLS

Layout D UPPER LEVEL

UNIT DETAILS
2 BEDROOM
2 BATHROOM
2 BALCONIES

SQ. FT. RANGE
1,113 - 1,118



All drawings are an artist's concept and may vary slightly from the final product. Actual usable floor space may vary from stated area, and square footage has been calculated based on usable living space according to the Tarrion rules. Drawings may show optional features which may not be included in the base price. Bulkheads and box outs may be required as chases for plumbing and mechanical. Location of mechanical room equipment will be located by the builder and may change based on plan. Number of steps in front entry may vary based on grade. Layout may be reverse of unit purchased. E. & O.E.

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SECOND LEVEL



THIRD LEVEL



Bathrooms	2.00
Half Baths	1
Square Footage	1,118
Acres	0.00
Type	Single Family
Sub-Type	Condominium

Community Information

Address	42 Hazelglen Drive Unit# 11
Subdivision	323 - Victoria Hills
City	Kitchener
Province	Ontario
Postal Code	N2M2E2

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Public Transit, Shopping
Features	Southern exposure, Balcony, Paved driveway
Parking Spaces	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in
Heating	Baseboard heaters, Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick Veneer, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	CENTURY 21 HERITAGE HOUSE LTD.
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